

# Shaping Headcorn's Future

We have a bold new vision for Headcorn's future, which will see brand new sports and community facilities created alongside much-needed, high-quality new homes.

Our plans include new sports pitches and changing room facilities as part of 15-acres of land dedicated for community use. We'll also be providing homes for every stage of life from starter and affordable homes to properties suitable for larger families.

Meaningful engagement is central to our approach. That's why we want to hear what you think before we submit a planning application later this year. Take a look inside to find out more about our proposals and learn how you can have your say.



# A Sustainable Location

There is currently a housing shortage in the local area with Maidstone Borough Council unable to demonstrate a five-year housing land supply.

Our proposals represent a natural extension to Headcorn, helping to meet the local need for homes while providing new green, open spaces and plenty of land for new sports and community facilities. The new homes will provide those wanting to stay in or move to Headcorn with high-quality and sustainable housing choices, alongside new community and sports uses.

The site is currently agricultural land of limited ecological value. Our plans would create a range of new habitats within over 17 acres of green infrastructure, delivering a Biodiversity Net Gain of 20% - leaving a positive impact for people and planet.

## The Vision

- Proposals**
- Site boundary: 29.75ha
  - Proposed residential development: 7.52ha (263 dwellings @ 35dph)
  - Proposed green infrastructure: 17.45ha
  - Sports and Community Use
- Movement**
- Public Footpath
  - Proposed primary street
  - Proposed access point
  - Proposed secondary streets
  - Proposed private drives and courts
  - Proposed recreational routes
  - Proposed focal / key spaces
- Landscape**
- Existing vegetation
  - Proposed meadows
  - Proposed native thicket
  - Proposed native hedgerow
  - Proposed trees
  - Proposed boardwalk
  - Proposed drainage features/wetland
  - Proposed children's play area
  - Proposed focal seating areas
  - Proposed conveyance swales
  - Proposed pump station
  - Retained overhead cables
  - Headcorn Cricket and Tennis Club



# A Community for Everyone



## NEW HOMES TO MEET LOCAL NEED

Around 260 energy-efficient homes responding to Headcorn's housing need with a range for every stage of life, including a mix of starter homes, larger family homes and affordable homes to rent or purchase.

## SPACE FOR SPORT AND COMMUNITY LIFE

New football pitches and new changing room facilities will be created, helping meet local demand, alongside additional land to be provided for community and sports uses.



## EXTENSIVE GREEN INFRASTRUCTURE

More than two-thirds of the site will be dedicated to green space, with meadows and orchards enhancing local habitats, as well as play areas. All of which will be open for new and existing residents to enjoy. The provision of extensive new green and blue spaces will enhance biodiversity and opportunities for wildlife.

## NEW WALKING ROUTES

The existing rights of way will be maintained and enhanced, with additional walking routes introduced to improve connections to the village and surrounding countryside, supporting improved health and wellbeing of the community.



## SUSTAINABLE DRAINAGE

A network of swales, rain gardens, and ponds will help manage water naturally while creating new sustainable habitats for wildlife.

## SUPPORTING HEADCORN'S FUTURE

Our proposals will bring investment into the village, support local shops and services, and create jobs during construction.



# Have Your Say

This is your opportunity to help shape our plans. We're committed to meaningful discussion with the local community and there are a number of ways you can have your say.

## DROP-IN EVENTS

Pop-down to our drop-in event, meet the team, and ask your questions.

- Wednesday 5th November, 5pm-8pm - Headcorn Village Hall, Church Ln, Headcorn, Ashford TN27 9NRB

## QUESTIONNAIRE

You can complete our questionnaire enclosed with this newsletter and send to Freepost HAVE YOUR SAY (no stamp required). Alternatively, you can scan the QR code below to provide your feedback online.



## OR GET IN TOUCH:

Online: [www.shapingheadcornsfuture.co.uk](http://www.shapingheadcornsfuture.co.uk)

Email: [info@shapingheadcornsfuture.co.uk](mailto:info@shapingheadcornsfuture.co.uk)

Freephone: 0800 689 1095  
(Mon-Fri 9am-5pm)

Freepost HAVE YOUR SAY  
(No stamp required)

The consultation closes on Monday 24th November 2025 so make sure to send your feedback before then.



# About Gladman

Gladman is a strategic land promoter with a track record of delivering sustainable communities up and down the country. We have over 30 years' experience in creating places in locations where people want to live and work.

